

172.0

0002

0003.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
720,400 / 720,400
720,400 / 720,400
720,400 / 720,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PECK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BICKMEIER JEFFREY/LAURA J
Owner 2:	
Owner 3:	

Street 1: 18 PECK AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SORTINO MARY T -

Owner 2: -

Street 1: 18 PECK AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .088 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1961, having primarily Vinyl Exterior and 1882 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

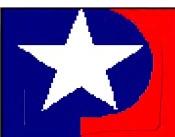
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3850		Sq. Ft.	Site		0	70.	1.39	6									374,850						374,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3850.000	345,500		374,900	720,400		113709
							GIS Ref
							GIS Ref
							Insp Date
							08/10/18


Patriot
Properties Inc.

!13288!

PRINT

Date Time

12/30/21 16:39:41

LAST REV

Date Time

10/28/21 16:42:24

danam

13288

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	345,500	0	3,850.	374,900	720,400		Year end	12/23/2021
2021	101	FV	335,200	0	3,850.	374,900	710,100		Year End Roll	12/10/2020
2020	101	FV	335,200	0	3,850.	374,800	710,000	710,000	Year End Roll	12/18/2019
2019	101	FV	253,300	0	3,850.	369,500	622,800	622,800	Year End Roll	1/3/2019
2018	101	FV	253,300	0	3,850.	283,800	537,100	537,100	Year End Roll	12/20/2017
2017	101	FV	253,300	0	3,850.	267,700	521,000	521,000	Year End Roll	1/3/2017
2016	101	FV	228,500	0	3,850.	246,300	474,800	474,800	Year End	1/4/2016
2015	101	FV	214,500	0	3,850.	230,300	444,800	444,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SORTINO MARY T	1304-82		7/19/2005		414,500	No	No		
SORTINO ANGELO	1221-25		5/5/2000	Family		1	No	No	
	1056-32		4/1/1989		196,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2021	1187	Redo Bas	35,000	C				
4/7/2015	281	Dormers	96,850		4/7/2015			Build dormer on 2n
4/27/2012	533	Redo Kit	13,500					renovate kitchen,
7/31/2007	635	Wood Dec	4,000					rear deck

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	HS	Hanne S
7/26/2016	Permit Visit	PT	Paul T
5/10/2012	Info Fm Prmt	MM	Mary M
12/15/2008	Measured	197	PATRIOT
11/3/2005	MLS	MM	Mary M
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 15 - Old Style				Full Bath: 2	Rating: Good													
Sty Ht: 2 - 2 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:	%			OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1								
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Frl:	Rating:			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C - Average				CONDOS INFORMATION				Lvl 2										
Year Blt: 1961	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdct: G17	Fact: .			Floor:				Totals	RMs: 6	BRs: 3	Baths: 2	HB						
Const Mod:				% Own:				REMODELING				RES BREAKDOWN						
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL						
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	6	3							
Avg Ht/FL: STD				Functional:		%		Additions:										
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:										
Sec Int Wall:	%			Special:		%		Baths:										
Partition: T - Typical				Override:		%		Plumbing:										
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:										
Sec Floors:	%			CALC SUMMARY				Heating:										
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 135.00				General:										
Subfloor:				Size Adj.: 1.35000002				COMPARABLE SALES										
Bsmnt Gar:				Const Adj.: 0.99989998				Rate	Parcel ID	Typ	Date	Sale Price						
Electric: 3 - Typical				Adj \$ / SQ: 182.232														
Insulation: 2 - Typical				Other Features: 82500														
Int vs Ext: S				Grade Factor: 1.00														
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000														
Heat Type: 3 - Forced H/W				NBHD Mod:														
# Heat Sys: 1				LUC Factor: 1.00														
% Heated: 100	% AC:			Adj Total: 424434														
Solar HW: NO	Central Vac: NO			Depreciation: 78945														
% Com Wal	% Sprinkled			Depreciated Total: 345489														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:		Model:		Juris. Factor: 1.00		Before Depr: 182.23												
SPEC FEATURES/YARD ITEMS				Special Features: 0		Val/Su Net: 143.54												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 172.0-0002-0003.A
More: N	Total Yard Items:				Total Special Features:													
IMAGE AssessPro Patriot Properties, Inc.																		